



Blaydon Place, Sutton, CB6 2BS
£285,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

This spacious and immaculately presented two bedroom house comprises a lounge with French doors to garden, kitchen/breakfast room with integrated appliances, cloakroom, two double bedrooms - both with built-in wardrobes, and a bathroom. Outside there is a block paved driveway with two parking spaces, a generous rear garden and a lean-to with power connected.

INTERIOR

The ground floor comprises an entrance hall with a cloakroom, a kitchen with integrated fridge/freezer and dishwasher, and lounge/diner with French doors to garden. On the first floor there are two double bedrooms - both with built-in wardrobes, and a family bathroom. The boiler was replaced in October 2021 with 10 year warranty.

EXTERIOR

To the front there is a double length block paved driveway with parking for two cars and a small front garden. The rear garden is lawned with a decked seating area to the rear and raised beds at the sides. To the side of the house is a timber lean to with light and power connected and with space for white goods.

LOCATION

Conveniently located 19 miles from the university city of

KEY FEATURES

- Lounge with French doors to garden
- Kitchen with built-in fridge/freezer & dishwasher
- Hallway and cloakroom
- Two double bedrooms - both with built-in wardrobes
- Good size rear garden with decked area
- Energy Rating C
- Boiler replaced in October
- Lean-to with light and power connected
- Block paved driveway for two cars





Cambridge and 6 miles to Ely, with train access to London, this popular Cambridgeshire village has wonderful open countryside surrounding it, with far reaching views and walks along the river and a range of shops along the historic High Street.

There are three public houses, a primary school, doctors surgery, pharmacy, butchers, Indian and Chinese take-aways, hairdressers, cricket ground and pavilion and a multi sports facility.

Residents are of a broad demographic and the village has a strong sense of community.

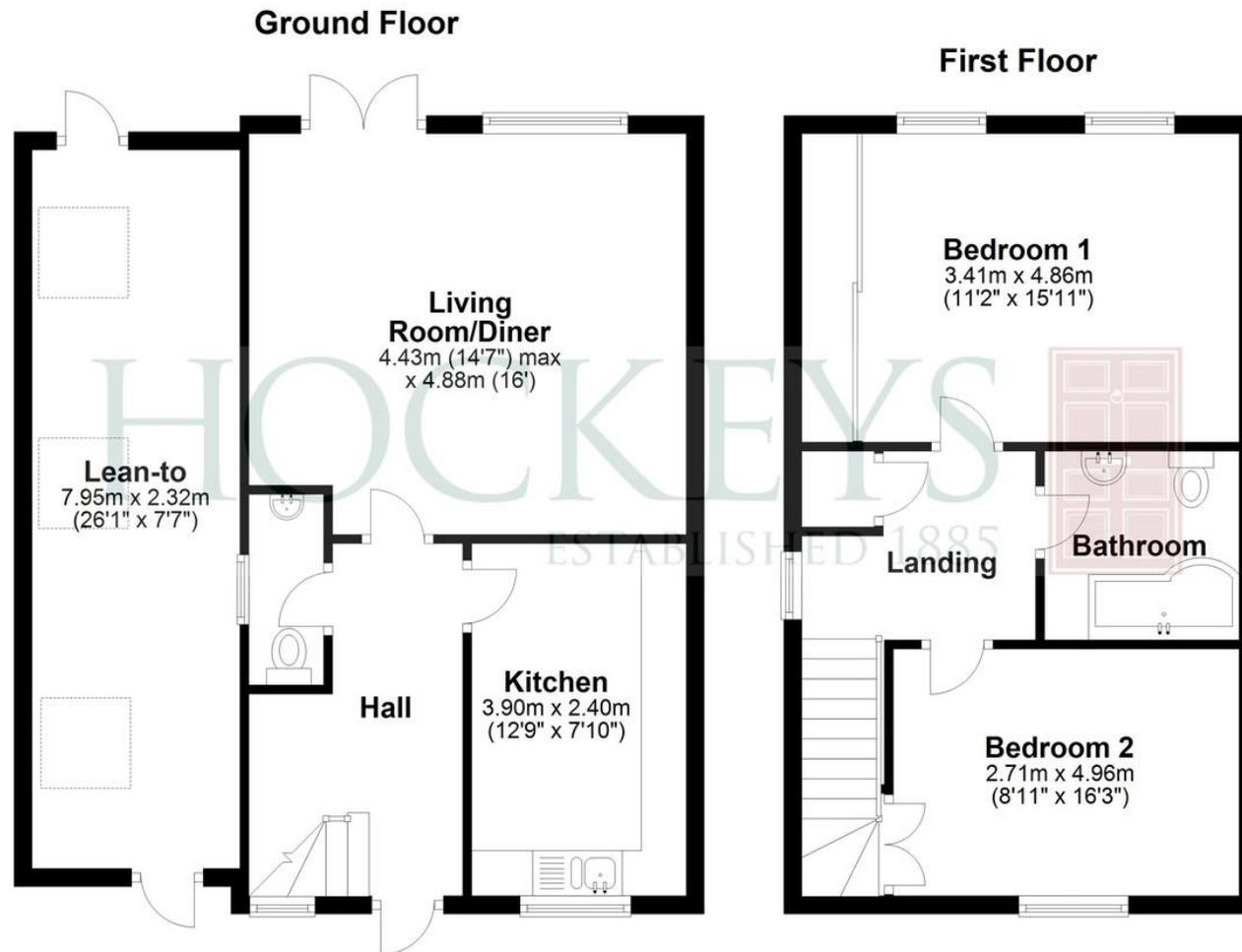


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ADDITIONAL INFORMATION

Local Authority
East Cambs District Council

Council Tax Band B
2022/2023 Annual £1,598

Services
Mains gas

Transport Links
Access to A10
Ely Train Station – 7.5 miles
Regular bus service

Energy Rating
Energy Efficiency Rating C

Tenure & Possession
Freehold

Vendors Position
Onward chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockeys Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.